



Woodlands Park, Livingston, West Lothian, EH54 8AT



****Expansive Detached Villa****

Rarely Available

Set in an Exclusive Development

Corner Plot

Circa 3500 sqf

++MUST BE SEEN++

Embark on a journey of luxury with Janice Bennie at RE/MAX Property's exclusive offering in Deans, Livingston. Tucked away within mature gardens, this residence offers a haven of tranquility within a sought-after, private development.

Privacy and exclusivity are the hallmarks of this retreat, providing residents with a peaceful escape from the urban hustle while maintaining convenient access to major motorways and Edinburgh Airport. Situated away from the town centre, this property offers a serene sanctuary, ensuring a quiet and serene living environment.

Featuring a detached double garage, this home seamlessly blends sophistication with functionality, offering ample space for vehicles and storage. Presented by Janice Bennie, this listing epitomizes refined living in Livingston—a harmonious synthesis of convenience and tranquillity where every detail has been meticulously curated to enhance the quality of life.

Experience the pinnacle of luxury living with this exceptional residence, where the beauty of nature harmonizes with modern comforts. Welcome to Deans, Livingston—a place where privacy, exclusivity, and elegance converge to create an unparalleled living experience.

Council Tax Band G Freehold Tenure No Factor Fee

The home report can be downloaded from our website.







Nestled within an exclusive development, Woodlands Park presents an extraordinary opportunity to indulge in luxurious living amidst the serene beauty of its highly desirable corner plot. This grand property, with its individually designed architecture, epitomizes elegance and sophistication.

As you step inside, you're greeted by a spacious lounge, perfect for relaxation and entertaining alike. The kitchen is a culinary haven and adjacent is the dining room, offering a delightful space for intimate gatherings or lavish dinners.

The master bedroom exudes opulence, featuring a walk-in dressing area that leads to a Jack 'n' Jill style bathroom, offering the utmost in comfort and convenience. Additionally, there are four further bedrooms, providing ample accommodation for family and guests. A large bathroom adds to the convenience and luxury of this exceptional property.

The sunroom beckons with its warmth and natural light, while two large sitting rooms on the first floor provide versatile spaces for relaxation or entertainment. An additional bathroom ensures convenience for residents and visitors alike.

Gliding up to the upper floor, you're reminded once again of the unparalleled elegance and sophistication that defines Woodlands Park. Welcome to a world where every moment is infused with beauty, comfort, and timeless charm in the grand upper hallway and atrium, where you're greeted by an ambiance of grandeur and sophistication, setting the tone for the luxurious lifestyle that awaits within.

Outside, the property boasts a sprawling, mature garden, offering a tranquil retreat amidst nature's beauty. With various areas and pathways meandering through, it's the perfect setting for leisurely strolls or alfresco gatherings. A detached double garage provides ample space for vehicles and storage, completing the picture of unparalleled luxury and convenience.

Located in the Deans area of Livingston, this property is a commuter's dream. With easy access to the A71, A89, M8, and M9 motorway networks, as well as being just 10 miles from Edinburgh Airport, it offers convenient travel options. Despite its peaceful setting away from the town center, Deans boasts excellent amenities, including a railway station with connections to Glasgow and Edinburgh, and regular bus services to Livingston and Edinburgh. Local conveniences such as small stores, pharmacies, and takeaways cater to everyday needs, while primary schools like Meldrum and Deans Primary, as well as Deans Community High School, provide educational options. Residents can also enjoy scenic walks in the surrounding countryside.



Entrance Vestibule - 5' 9" x 5' 3" (1.75m x 1.6m)

Entrance Hallway - 18' 8" x 5' 9" (5.68m x 1.74m)

Lounge - 24' 3" x 24' 4" (7.39m x 7.41m)

Dining Room - 12' 3" x 12' 3" (3.73m x 3.74m)

Middle Hallway - 13' 1" x 7' 1" (4m x 2.16m)

Kitchen - 15' 2" x 12' 0" (4.62m x 3.66m)

Utility Room - 8' 10" x 9' 10" (2.69m x 2.99m)

Long Hallway - 37' 9" x 2' 11" (11.5m x 0.9m)

Master Bedroom with Walk In Closet - 24' 0" x 9' 9" (7.31m x 2.97m)

Jack 'N' Jill Bathroom - 8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom (Office) - 11' 6" x 9' 0" (3.51m x 2.74m)

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Bedroom (TV Room/Sitting Room) - 8' 10" x 11' 11" (2.69m x 3.62m)

Bathroom - 8' 10" x 9' 2" (2.69m x 2.79m)

Sun Room - 11' 0" x 10' 10" (3.35m x 3.31m)

Sitting/Dining Room - First Floor - 35' 9" x 13' 1" (10.9m x 3.99m)

Sitting Room - First Floor - 32' 1" x 13' 1" (9.78m x 3.99m)

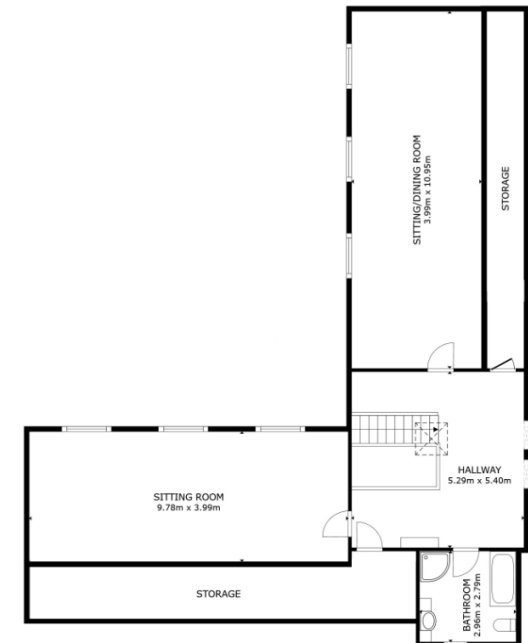
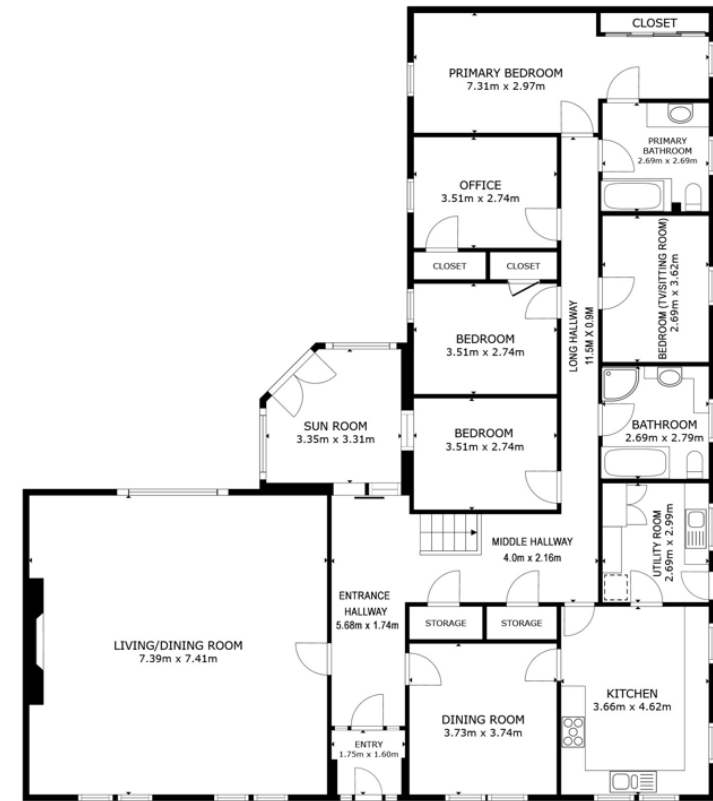
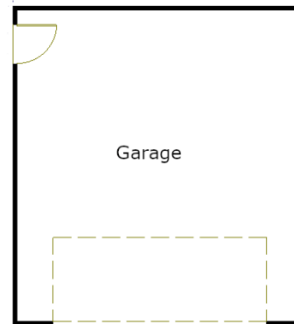
Upstairs Hallway - 17' 9" x 17' 4" (5.40m x 5.29m)

Upstairs Bathroom - 9' 9" x 9' 2" (2.96m x 2.79m)

Detached Double Garage

Front Garden

Enclosed Rear Garden

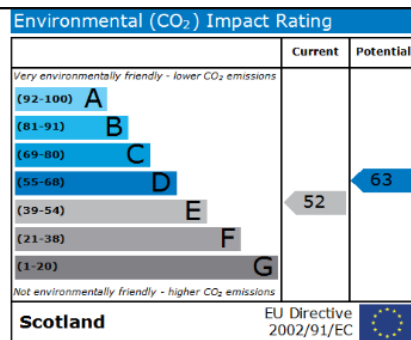
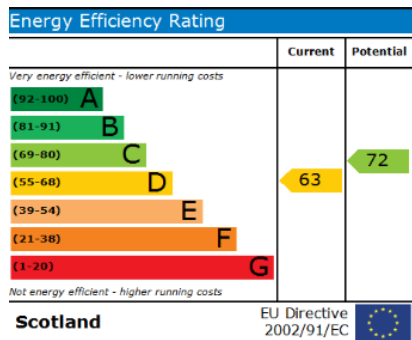






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